

Town of Lansing PLANNING BOARD

NOTICE OF MEETING

The regular meeting of the Town of Lansing Planning Board will be held at **6:30 PM** on **Monday, August 23, 2021** at Town Hall Board Room, 29 Auburn Road, Lansing, NY

- Members of the public may attend in person, listen to or view the Planning Board meeting live or recorded on the Town's YouTube channel, located at:
<https://www.youtube.com/channel/UCs2FqU2xFnDyGS8DwXgoJwA>
- Minutes of the Planning Board meeting will transcribed and posted on the Town's website at
<https://www.lansingtown.com/town-docs>

AGENDA:

1. **Call to Order**
2. **Agenda Review:** additions or deletions to agenda
3. **Approval of Minutes**

July 26, 2021

4. **Privilege of the Floor**

Instructions for commenting to the Planning Board with general and project-specific comments:

- Submit comments in writing by mail (Town of Lansing, 29 Auburn Road, Lansing, NY 14882) or to tolcodes@lansingtown.com; comments will be forwarded to the Planning Board for their consideration.

5. **Town Board liaison report (verbal)**

Action Items:

1. **Project:** Cayuga Vista Apartments
Applicant: Scott Morgan, on behalf of SDM Rentals, Inc., Owner
Location: Cayuga Vista Dr; Tax Parcel No. 37.1-2-53.59
Anticipated Board action(s) this month: Determination of Significance for SEQR; Site Plan Review
Project Description: The Applicant, Scott Morgan, is requesting Site Plan approval for construction of sixteen (16) apartments on the existing vacant 3.06-acre parcel. Town Code defines a multi-family dwelling as a building or group of buildings on one lot containing three or more dwelling units and requires Site Plan Review. The property is located in the Commercial Mixed Use (B1) Zoning District. This an Unlisted Action under the State Environmental Quality Review Act and is subject to environmental review.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=51071&dbid=7&repo=Lansing>

2. **Project:** East Shore Drive Minor Subdivision
Applicant: Anna J. Wagner, Owner
Location: 2042 East Shore Drive - Tax Parcel No. 37.1-1-3
Anticipated this month: Public Hearing; SEQR Determination; Subdivision Review
Project Description: Applicant is requesting to subdivide the existing undeveloped 15.06 -acre parcel into four parcels: Parcel C1 measuring 1.03 acres; Parcel C2 measuring 4.03 acres, to be merged with adjacent parcel 31.1-1-1.7; Parcel C3, measuring 4.16 acres; and Parcel C4, a 5.84-acre flag lot. The property is in the General Commercial (B2) Zoning District. The Planning Board is acting as lead agency for the review of this Unlisted Action under the State Environmental Quality Review Act.
Project submittals are located at: <https://lfweb.tompkins-co.org/laserfiche/Browse.aspx?db=Lansing#?id=53002>

3. **Project:** 144 Locke Road - Major Subdivision
Applicant: Carl Schimmelfing
Location: 144 Locke Road - Tax Parcel No. 6.-1-24.1
Anticipated this month: Classification of SEQR action, Declaration of Lead Agency; review of Preliminary Subdivision Plat
Project Description: Applicant is requesting to subdivide the existing ~5.62 -acre parcel into four parcels: Lot A measuring 1.64 acres; Lot B measuring 1.63 acres; Lot C, a 1.4 acre flag lot; and Lot D a 1.26 acre lot with an existing one-family dwelling. The property is in the Rural Agricultural (RA) Zoning District. This is an Unlisted action under the State Environmental Quality Review Act and is subject to environmental review.
Project submittals are located at: <https://lfweb.tompkins-co.org/laserfiche/Browse.aspx?repo=Lansing#?id=53579>

Discussion:

1. **Project:** Mirabito Lansing Propane / Petroleum Bulk Storage & Distribution Facility (Phase 2)
Applicant: Wayne C. Matteson, Jr., P.E., on behalf of Mirabito Holdings, Inc., Owner
Location: 15 Town Barn Rd; Tax Parcel No. 30.-1-16.25
Anticipated Board action(s) this month: Project Discussion
Project Description: The Applicant is requesting Site Plan approval for construction of three (3) 30,000-gallon petroleum bulk storage tanks to be placed underground, and the existing 30,000-gallon propane storage tank (approved via Planning Board Resolution 16-09 on May 9, 2016, amended September 26, 2016) as well as a 4,000 SF garage structure, a 1,600 SF office building, 10-15 parking spaces, and other site improvements on the existing 3.05-acre parcel. The property is located in the General Commercial (B2) Zoning District. This an Unlisted

Action under the State Environmental Quality Review Act and is subject to environmental review.

Project submittals are located at: <https://lfweb.tompkins-co.org/WebLink/Browse.aspx?id=48000&dbid=7&repo=Lansing>

2. Adjournment

To contact the Planning Board by email: tolcodes@lansingtown.com

DEC info Locator: <https://gisservices.dec.ny.gov/gis/dil/>

Please help the Planning Board and the Public by coming prepared with written comments, if possible. Please only speak if you “have the floor.” Always identify yourself by name and municipality. Please mute your computer speakers before calling or entering the meeting room if you are monitoring the meeting on YouTube to reduce feedback.

Please make the Planning Board aware of any disability you have that may require accommodation for you to participate fully in the meeting prior to the start of the meeting. If as a speaker, you run up against the 3-minute time limit, you may submit the remainder of your comments in writing or via email.

The Planning Board carefully considers information and comments provided by the public in regard to a proposed project or application, whether submitted in writing or given verbally during a public hearing, meeting, or privilege of the floor. Like any public meeting, come prepared to hear comments and opinions that may conflict with your own and engage in civil discourse. Treat others with dignity and respect through your comments and actions whether listening or speaking.

The Planning Board and its members may ask for clarification of comments from the public but the Planning Board will not engage in dialogue or question and answer session with the public. Likewise, Applicants are directed to answer questions from Board members and may address any response to public comments directly to the board.

Please familiarize yourself with local laws and land use ordinances as they directly affect your property rights. Please contact the Planning & Code Enforcement Department at 607-533-7054 or tolcodes@lansingtown.com with any questions or concerns. We welcome your engagement in the process as the Town updates and creates new laws and land use ordinances that impact property rights. Our goal is to include you in the process, gather facts, and gather public comment, to be taken into account and used in the decision-making process. While the Planning Board reviews and recommends changes to local land use laws, the Town Board is the only legislative body with the authority to create or amend local laws.

The Planning Board works within the strictures of state and local laws but is not a judicial or policing body and cannot address legal issues outside its purview (ex: trespassing issues, leases, etc.). Please keep in mind that any project approval is not a guarantee that a Building Permit will be issued or that a project will be built.